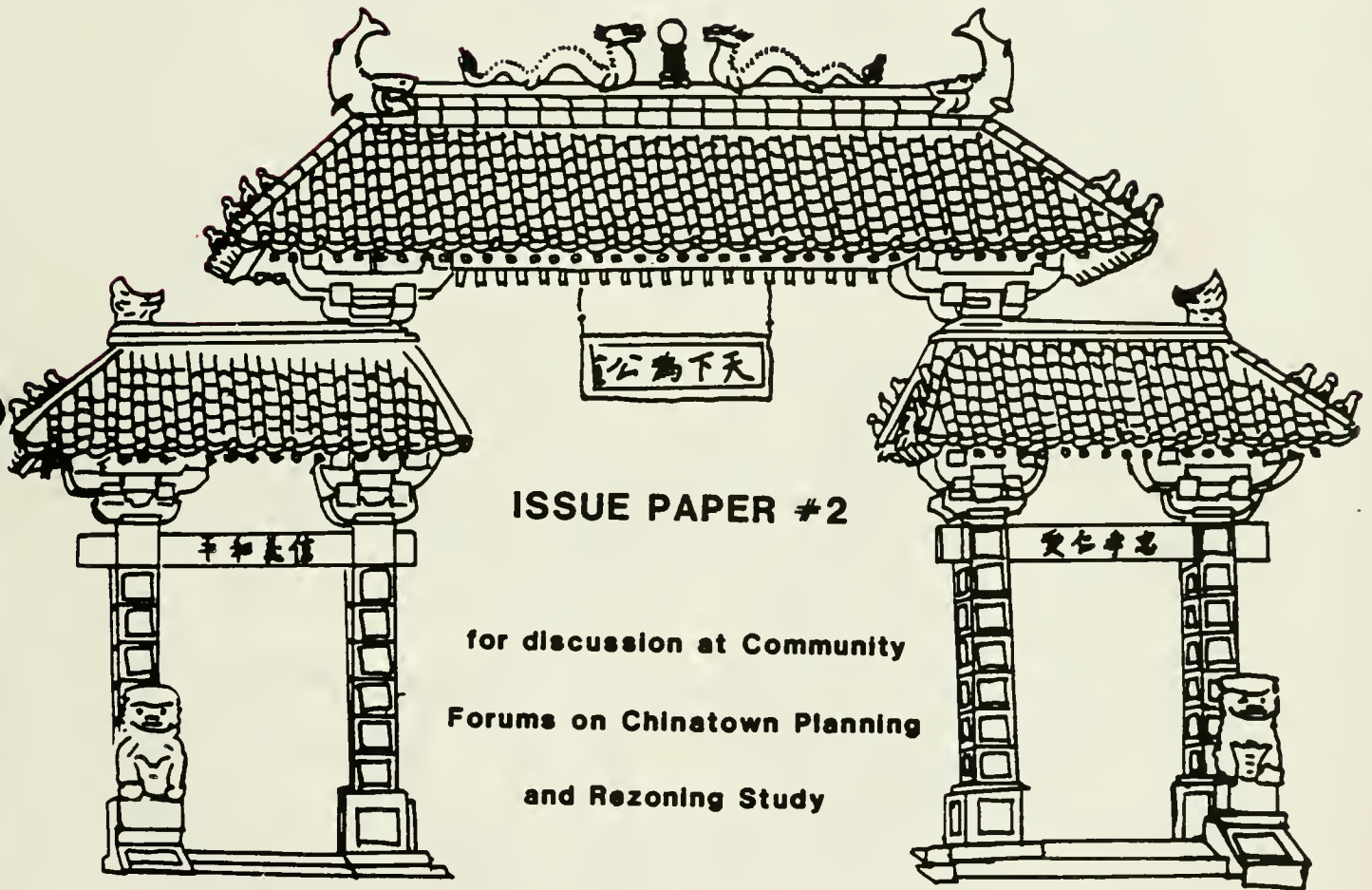


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HOUSING IN CHINATOWN

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ISSUE PAPER #2

for discussion at Community
Forums on Chinatown Planning
and Rezoning Study

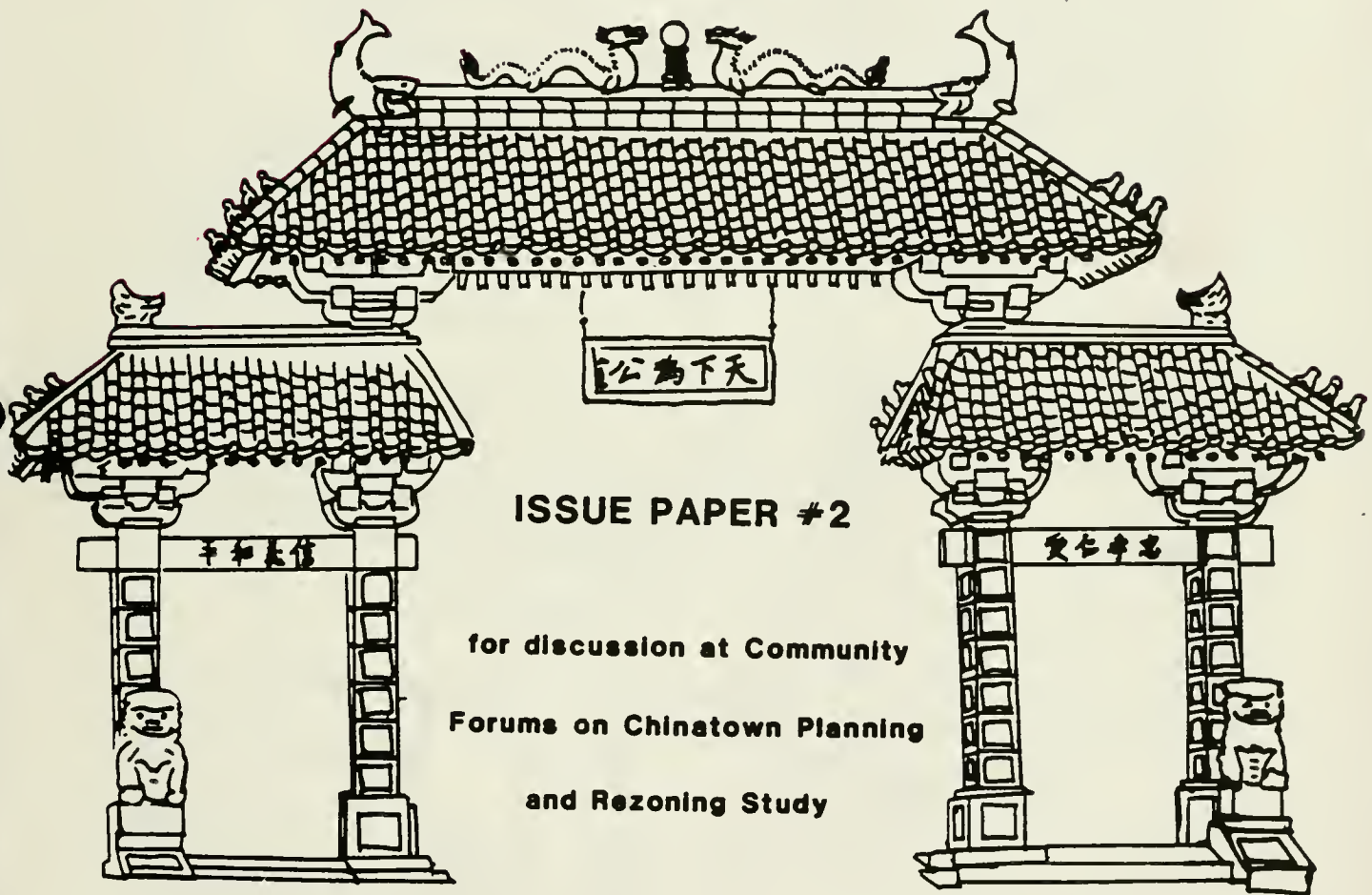
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San Francisco Department of City Planning
March, 1984

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HOUSING IN CHINATOWN

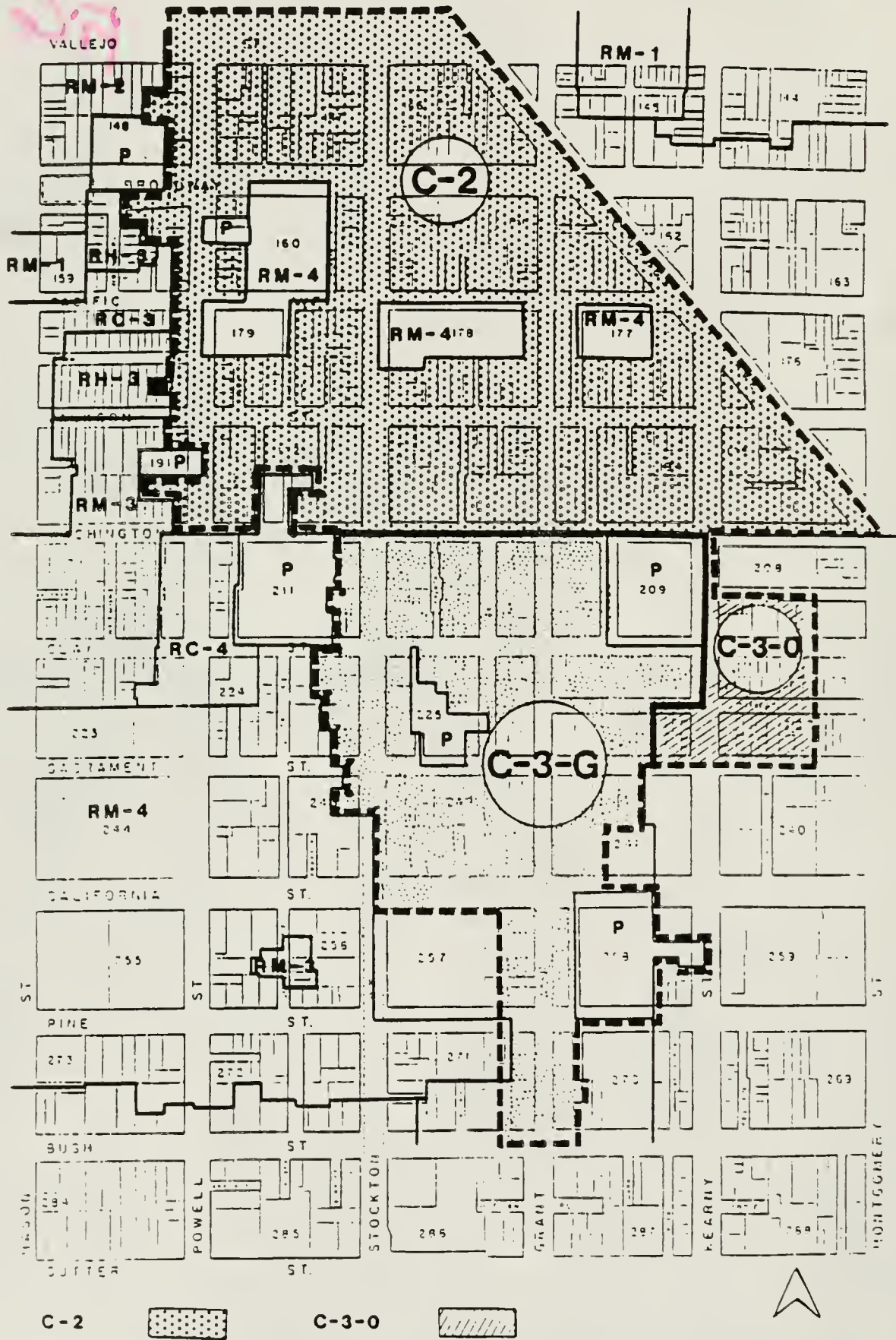
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CHINATOWN STUDY AREA



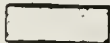
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- C. List of Service Agencies

Note: Comments and additional ideas related to this issue paper or on the subject of housing in Chinatown are welcomed at the April 3 and 4 Forums. You can also telephone or write to: Lois Scott and Lulu Hwang Mabelitini, Chinatown Planning and Rezoning Study Team, Department of City Planning, 450 Mc Allister Street, Room 405, San Francisco CA 94102. Telephone: 558 2683 or 558 2266.

I. INTRODUCTION

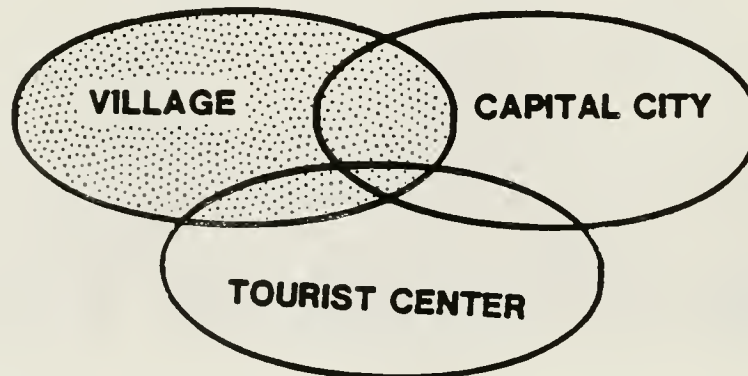
The February 28 and 29, 1984 community forums on the environmental setting of Chinatown indicated a deep concern with the need for housing in Chinatown. George Suey said, "Thousands of people are waiting for housing in this Chinatown Core Area. The priority in the Chinatown Area is housing, and more housing." Former San Francisco Planning Director Allan Jacobs reflected on "how long it took and what it took to get housing, especially affordable housing" which suggested "the overwhelming importance of being extremely cautious with housing that exists right now." This issue paper focuses on housing -- a major component of Chinatown's function as a residential village in balance with its roles as a major visitor attraction and as a capital city for the Chinese population of the Bay Area.

This paper reviews existing Master Plan and Chinatown policies on housing, as well as major City ordinances which have affected housing in Chinatown. Demographic trends in the size and incomes of Chinatown households are described. Single person households which predominate in Chinatown have very small incomes. An inventory of existing housing in the study area is included-- where the housing is, how many units, and how much space. The paper also addresses code and earthquake issues and discusses the extent of housing rehabilitation which has been occurring.

Because of the comments made at the last forum on the important support roles of public service agencies, there is also a description of their activities in the Chinatown vicinity.

Given the community's concern about housing, there is a need to look at some of the obstacles to creation of new housing and to preservation of existing housing. We therefore analyze what actions and particularly what changes in zoning regulations could encourage housing.

Finally we look at some possible types of mixed use housing development, which include both residential and retail or business space, in Chinatown. We draw from some recent proposals and some hypothetical designs. The third issue paper on employment and commerce to be prepared in April will provide a further dimension to the issue of balancing space for housing with space for other kinds of uses.



II. HOUSING POLICY & PROGRAMS

Residence Element

The Residence Element of the San Francisco Master Plan (1983) provides the basis for the City's enactment of zoning and other regulations affecting housing. It identifies long range goals and objectives and outlines a strategy for achieving these objectives.

The first two Residence Element objectives declare that new housing should be for all income groups and should preserve and contribute toward neighborhood quality. The third objective of the Element strongly endorses retention of existing housing. Other policies seek to maintain and improve the physical condition of existing housing and to avoid or mitigate hardships imposed by displacement. Providing quality living environments including appropriate public improvements, amenities and accessible commercial services is also a major objective.

The "701" Chinatown Housing and Recreation Study

In September 1970, the City Planning Department initiated a study (funded by the U.S. Department of Housing and Urban Development under section 701 of the Housing Act) to develop a plan of immediate and long range actions to improve housing and recreation conditions in the Chinatown-North Beach area. The study advocated considerable further federal, state and city assistance for implementation. It included objectives and policies as well as construction targets for the next ten years. The "701" study area included more than 230 blocks and encompassed most of the northeast part of the city, north of Pine Street and east of Van Ness Avenue. Drawing on this study, the Planning Commission in 1972 through Resolution 6922 adopted a series of objectives and policies "as a general guide in preparing and evaluating proposals for improving conditions in the Chinatown North Beach Area".

These objectives included:

1. Stabilize population density while retaining residential diversity.
2. Increase residential development for low and moderate income households in Chinatown-North Beach.
3. Encourage residents' involvement and responsibility for existing and future housing.
4. Increase social and economic opportunities in implementation of housing programs.

The consultant study called for construction of 2,300 new units and rehabilitation of 1,950 units within the 701 study area over a ten year period from 1972 to 1982. The City Planning Commission endorsed housing targets for the first two years. These included planning and development activities for the Stockton-Sacramento (Mei Lun) project; study of code enforcement programs and feasibility of low and moderate housing development for two underdeveloped sites.

The 701 plan has acted as a guide for both housing and recreation programs, but the numerical targets were never achieved. Zoning on some of the opportunity sites didn't encourage housing. Redevelopment techniques for some of the recommended sites met with owner and community opposition. Slower paced voluntary code and rehabilitation programs were chosen rather than more accelerated Rehabilitation Assistance (RAP) programs.

Community Development Block Grant Plan

The 1984 Community Development Program outlines further objectives and strategies for the use of Community Development Block Grant funds available to the City under the Housing and Community Development Act of 1974. In 1984, \$1.8 million out of the City's total \$20-21 million program was allocated to Chinatown-North Beach Neighborhood Strategy Area. Chinatown North Beach NSA Housing objectives included:

1. Maximize housing opportunities for low and moderate income residents of Chinatown and North Beach.
2. Stress rehabilitation and correction of seismic hazards and substandard buildings.

In addition, the Block Grant Plan objectives emphasize improvement of environmental quality of the area and protection and enhancement of neighborhood commercial services and community facilities. Block grant funding also provides rehabilitation loan programs on a city-wide basis. Many of these loans have been made in Chinatown.

Residential Hotel Ordinance

A substantial portion of the city's residential hotels (as contrasted with those serving tourists) are located in Chinatown. Enactment of the Residential Hotel Conversion and Demolition Ordinance in 1981, which restricted further conversion of existing residential hotel units to tourist or other commercial use, established a public policy protecting residential hotel units. The public concern over the demolition of the International Hotel in the 800 block of Kearny in 1979 was instrumental in the enactment of the ordinance.

The ordinance restricts permanent conversion of residential hotel units to commercial uses by requiring permits for such conversions and by imposing replacement requirements. Residential hotel operators are required to report to the city on their units. However, the ordinance does not provide full protection for residential hotel units. It allows payment of partial replacement costs or actual replacement of units on another site. There is concern that this provision may result in loss of some hotels in cases where the land is very valuable for some other use. Another issue involving the present ordinance is that cost and location of replacement units is not specified.

Rent Stabilization Ordinance

This ordinance controls annual increases in rents for apartments in buildings with four or more units to specified percentages. Originally set at 7%, the annual increase was recently limited to 4%. Costs of certain kinds of improvements may be passed on to tenants.

Code Enforcement Programs

In 1979 the City Planning Department evaluated the feasibility of a Rehabilitation Assistance Program (RAP) designation for 49 blocks in the Chinatown North Beach Area. This study showed other rehabilitation financing programs would be more acceptable to the community. Findings of the study indicated multi family structures were already subject to systematic code enforcement and that under this process 15% of structures in the area were being brought up to code. 20% of smaller structures in the area had had permits for code or other work during 1977 and 1978. Finally the very low vacancy rate indicated that displacement hardship under an accelerated program such as RAP would be a hardship. The study also pointed out alternative rehabilitation financing was available to property owners.

Existing Loan and Grant Programs

Four major housing loan and grant programs administered through the Mayor's Office of Housing and Economic Development include:

1) Community Housing Rehabilitation Program (CHRP) (using Block Grant funds) This program provides low interest deferred payment rehabilitation loans for correction of Housing Code violations. The loans have a ten year term. Eligible structures have at least 51% low income occupancy and owners agree to preserve affordability for term of the loan. The loans are available to non-profit organizations and low income owner occupants.

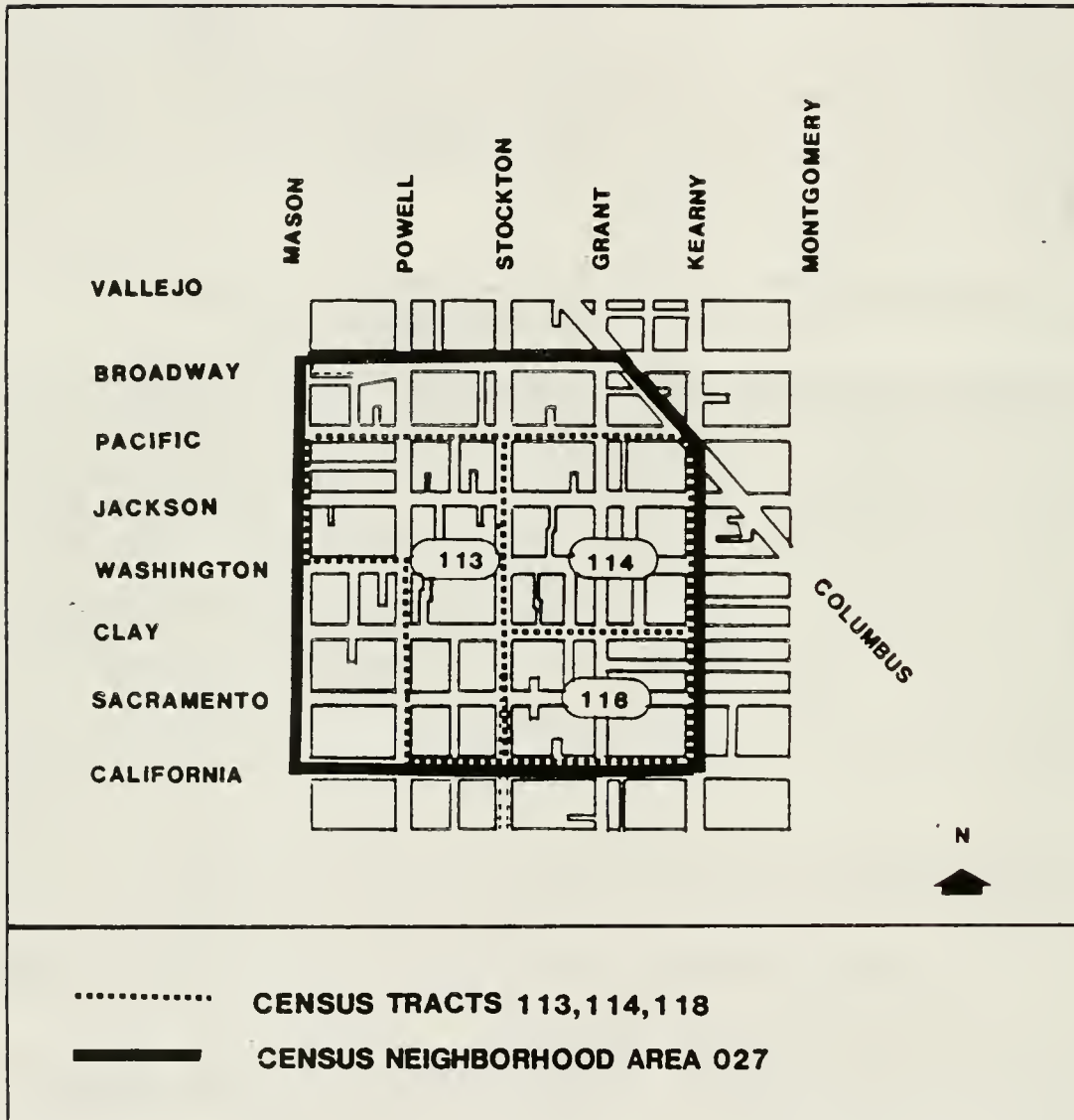
Since 1981, 380 housing units in the study area vicinity have been rehabilitated using a combination of CHRP and the other deferred payment loan program. The Chinatown Community Housing Corporation (CCBC) and Asian, Inc. assist owners in processing and use of these loans.

2) Deferred Payment Loans (using State funds) Has been used in conjunction with CHRP.

3) Home Improvement Loan Program (HILP) These loans are for owner-occupants of one to four unit dwellings and are not much used in Chinatown.

4) Site Acquisition (using Block Grant Funds) Since 1981 \$1,471,101 has been spent for projects with 221 units of housing in the Chinatown-North Beach area.

An additional privately funded program was undertaken from 1980-83 by the CCHC with San Francisco Federal Savings and Loan. Seventeen buildings containing a total of 140 units were rehabilitated with \$1.8 million in loan funds.



CENSUS TRACTS AREA

III. HOUSEHOLD CHARACTERISTICS AND INCOMES IN CHINATOWN

Changes in Household Characteristics 1970 - 1980

Comments made at the last Community Forum indicated that to understand housing needs, it is important to know more about recent changes in the kinds and sizes of households and their incomes. In the three Chinatown Core census tracts (113, 114, 118) approximately 45% of housing units in 1970 were occupied by families (a husband and wife, with or without children or one parent with children) and 55% by "non family" households (usually single persons). By 1980, the Census reported that only 34% of housing was occupied by families, while 66% (almost 2/3) was occupied by single persons.

The total number of children 16 years and younger living in the three Chinatown Core tracts in 1980 was reported to be 916 or about 14% of the total population in the Core tracts. In 1970, there were 1,576 children 14 years or younger or about 17% of the total population.

TYPES OF HOUSEHOLDS IN CHINATOWN CORE TRACTS 1980

	<u>Tract 113</u>	<u>Tract 114</u>	<u>Tract 118</u>	<u>Core Tract Total</u>	
Married Couple Family	478	402	211	1091	
With own children*	193	145	90		
Without own children					
Family with Male Head	40	83	35	90	
With own children*					
Without own children					
Family with Female Head	97	83	35	215	
With own children*	30	27	9		
Without own children	60	45	13		
<hr/>					
All Family Households				1396	34%
<hr/>					
Non Family Households	502	236	321	1059	
Persons in Group Quarters	234	1140	271	1645	
<hr/>					
All Single Person Households				2704	66%

*Under 18 years

TYPES OF HOUSEHOLDS IN CHINATOWN CORE TRACTS 1970

	<u>Tract 113</u>	<u>Tract 114</u>	<u>Tract 118</u>	<u>Core Tract Total</u>
Married Couple Family	656	617	251	1524
With own children*	298	278	102	
Without own children				
Family with Male Head	53	61	30	90
With own children*	31	50	11	
Without own children				
Family with Female Head	89	102	30	221
With own children*	31	50	11	
Without own children	60	45	13	
<hr/>				
All Family Households				1889 45%
<hr/>				
Non Family Households	659	940	477	2076
Persons in Group Quarters	188	26	11	225
<hr/>				
All Single Person Households				2301 55%

*Under 18 years

SINGLE ELDERLY HOUSEHOLDER



Sketch Courtesy of

Asian Neighborhood Design

Incomes For Family and Single Person Households

The income for single individuals is much less than for families as shown below:

INCOME MEASURES 1980 CHINATOWN CORE TRACTS

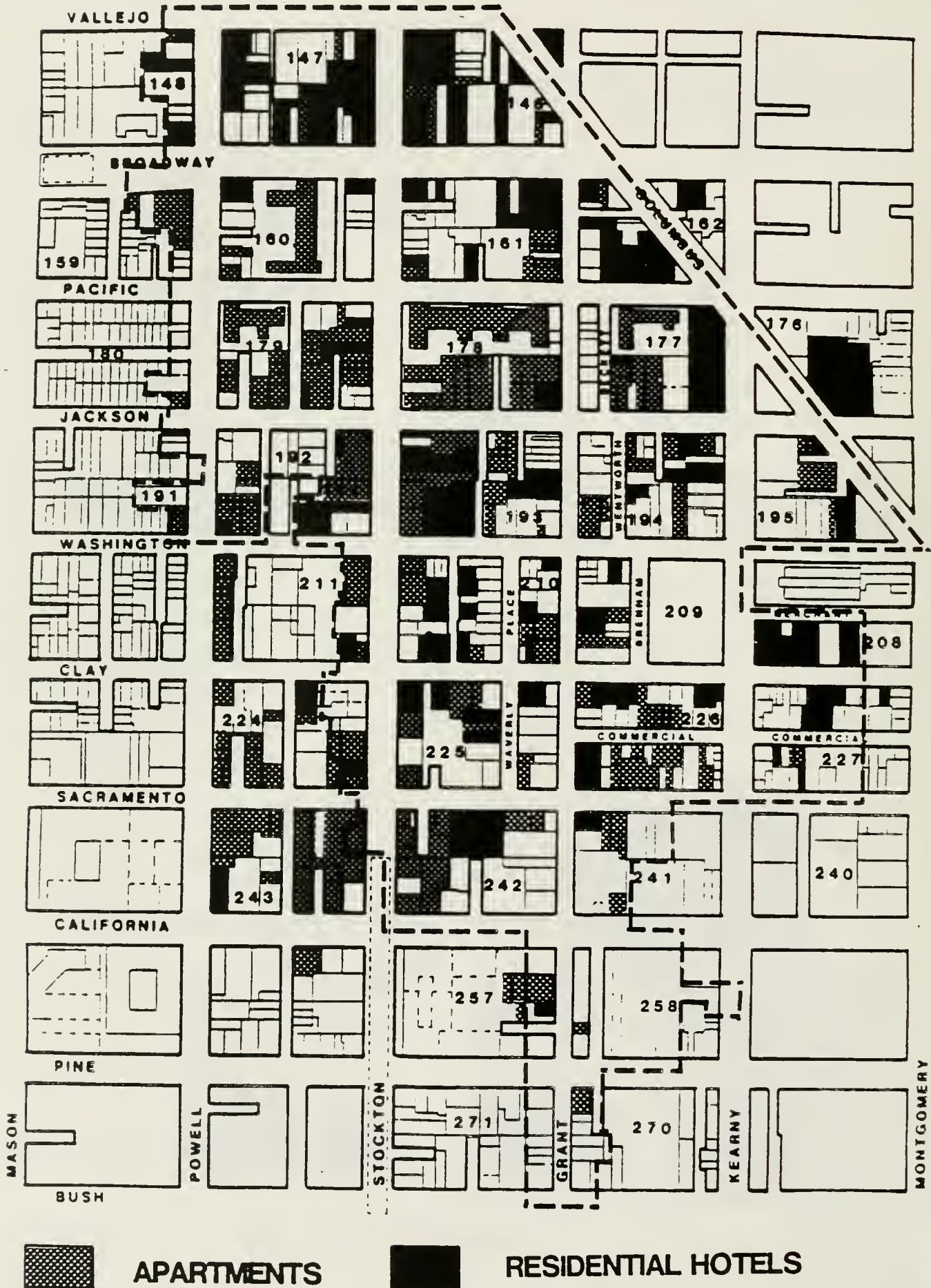
<u>Census Tract</u>	<u>Median Family Income</u>	<u>Median Single Person Income</u>
113	\$16,286	\$5,417
114	\$11,711	\$3,873
118	\$14,357	\$4,641

The implication of these differences is that single persons have very limited ability to pay rents. Rents at 25% at the ideal level of 25% of income for single persons in the Core tracts would be \$81 to \$113 per month.



MEI LUN YUEN

LOCATIONS OF APTS. & RES. HOTELS



IV. EXISTING HOUSING IN THE STUDY AREA

Residential Hotels

City records indicate 3,842 residential hotel rooms on 110 parcels of land are located in the Chinatown study area vicinity. Map 3 shows the distribution of these hotels. They are generally located along Broadway, Columbus and Kearny Streets and between Stockton and Grant Street. Most are located on second stories and above. The average rent in the beginning of 1984 was \$115 per month. Reflecting the "bachelor society" of Chinatown's past, the average room size are small; some are ten feet by ten feet or less.

Apartments

The San Francisco Bureau of Building Inspection data on apartment units, 1982 shows that 2,756 apartment units are located on 192 parcels of land in the Chinatown study area vicinity. The average number of apartment units per building is 14. As with residential hotel rooms, their average size is small. There is a large cluster of apartment units along Pacific including the Ping Yuen housing public housing buildings. A significant share of apartment housing in the study area (422 units or 16% is composed of Ping Yuen units). Unlike other housing in the study area, Ping Yuen buildings are residentially zoned.

Map 3 shows the extensive nature of housing in the Chinatown Core; each block in the study area has a significant amount of residential space -- keeping the village very much in evidence everywhere. Appendix A and Appendix B contain a detailed enumeration of residential hotel and apartment buildings.

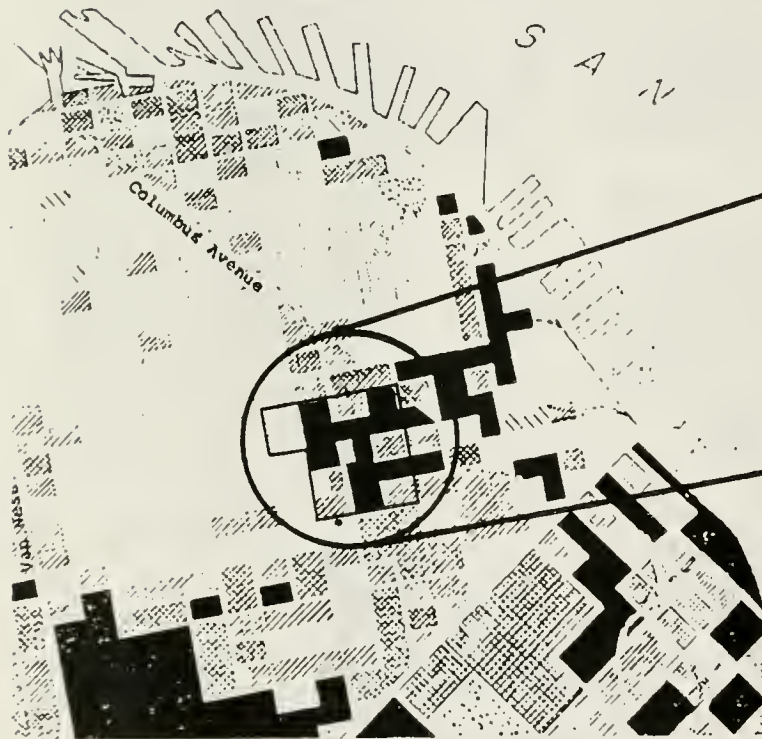


STOCKTON STREET LOOKING SOUTH - housing above commercial uses

Seismic Issues

Most structures in Chinatown are masonry buildings which are more than forty years old. This has presented a perennial problem of seismic hazard. The City's Building Code stipulates buildings undergoing conversion of use have to comply with the Seismic Code by providing structural reinforcement. However, existing older unreinforced buildings which stay in the same use may remain without additional reinforcement.

Prof. Mary Comerio of the Department of Architecture, University of California Berkeley, with the encouragement of the Department of City Planning and concerned community organizations has been seeking foundation funds for a study to develop guidelines for low cost seismic upgrading of unreinforced masonry in Chinatown. Initial application of such upgrading would be directed to non-profit housing development corporations.



MAP SHOWING ESTIMATED BUILDING DAMAGE LEVELS FOR A "1906-TYPE" EARTHQUAKE

SAN FRANCISCO SEISMIC SAFETY INVESTIGATION
STRUCTURAL HAZARD EVALUATION

by John A. Blume & Associates, Engineers

JUNE 1974

LEGEND

	SEVERE DAMAGE
	HEAVY DAMAGE
	MODERATE DAMAGE
	SLIGHT DAMAGE
	RECENTLY DEMOLISHED OR TO BE DEMOLISHED
	INFORMATION NOT AVAILABLE OR NOT IN STUDY

NOTES

ESTIMATED DAMAGE LEVELS ARE PLOTTED ON A BLOCK-AVERAGE BASIS FOR BUILDINGS EXISTING IN DECEMBER 1973. THE AVERAGE FOR EACH BLOCK WAS COMPUTED FROM DAMAGE ESTIMATES FOR EACH BUILDING WEIGHTED ACCORDING TO THE NUMBER OF STORIES.

IN NO CASE SHOULD DAMAGE INTENSITY DATA BE APPLIED TO INDIVIDUAL BUILDINGS FOR WHICH DAMAGE CAN BE ESTIMATED ONLY BY SPECIFIC ANALYSIS. NO SPECIFIC ANALYSIS OF ANY BUILDING HAS BEEN CONDUCTED IN OR FOR THIS INVESTIGATION. THE BUILDING DATA USED ARE THOSE OBTAINED FROM THE CITY ASSESSOR'S RECORDS AND THE ESTIMATION OF DAMAGE HAS BEEN BY APPROXIMATE, STATISTICALLY BASED METHODS. DATA ON LARGE AREAS OR FOR AVERAGE OR STATISTICAL USES, ARE EXPECTED TO BE MEANINGFUL FOR OVERALL PLANNING AND RELATED PURPOSES.

GROUND MOTION AND BUILDING RESISTANCE TO GROUND MOTION ARE HIGHLY RANDOM VARIABLES OFTEN WITH EXTENSIVE VARIATIONS FROM AVERAGE CONDITIONS. THE DATA IN FIGURE A ARE FOR AVERAGE CONDITIONS, AND VARIATIONS OR EXCEPTIONS IN EITHER DIRECTION CAN BE EXPECTED IN ANY LOCAL AREA.

V. COMMUNITY SERVICE AGENCIES -- THEIR RELATION TO HOUSING

Service Agencies

As Henry Der stated at the last Community Forum, "Social services, health services and educational services are very much an integral part of the fabric of life in Chinatown. A total of approximately thirty-eight public service agencies serve Chinatown. Twenty six are located within the Chinatown Study Area. Many are concentrated north of Stockton Street in the less commercial areas of Chinatown. Chinatown has the largest number and the greatest concentration of such services of any San Francisco neighborhood. A detailed list of agencies is presented in Appendix C.

CLIENT GROUPS OF CHINATOWN COMMUNITY AGENCIES

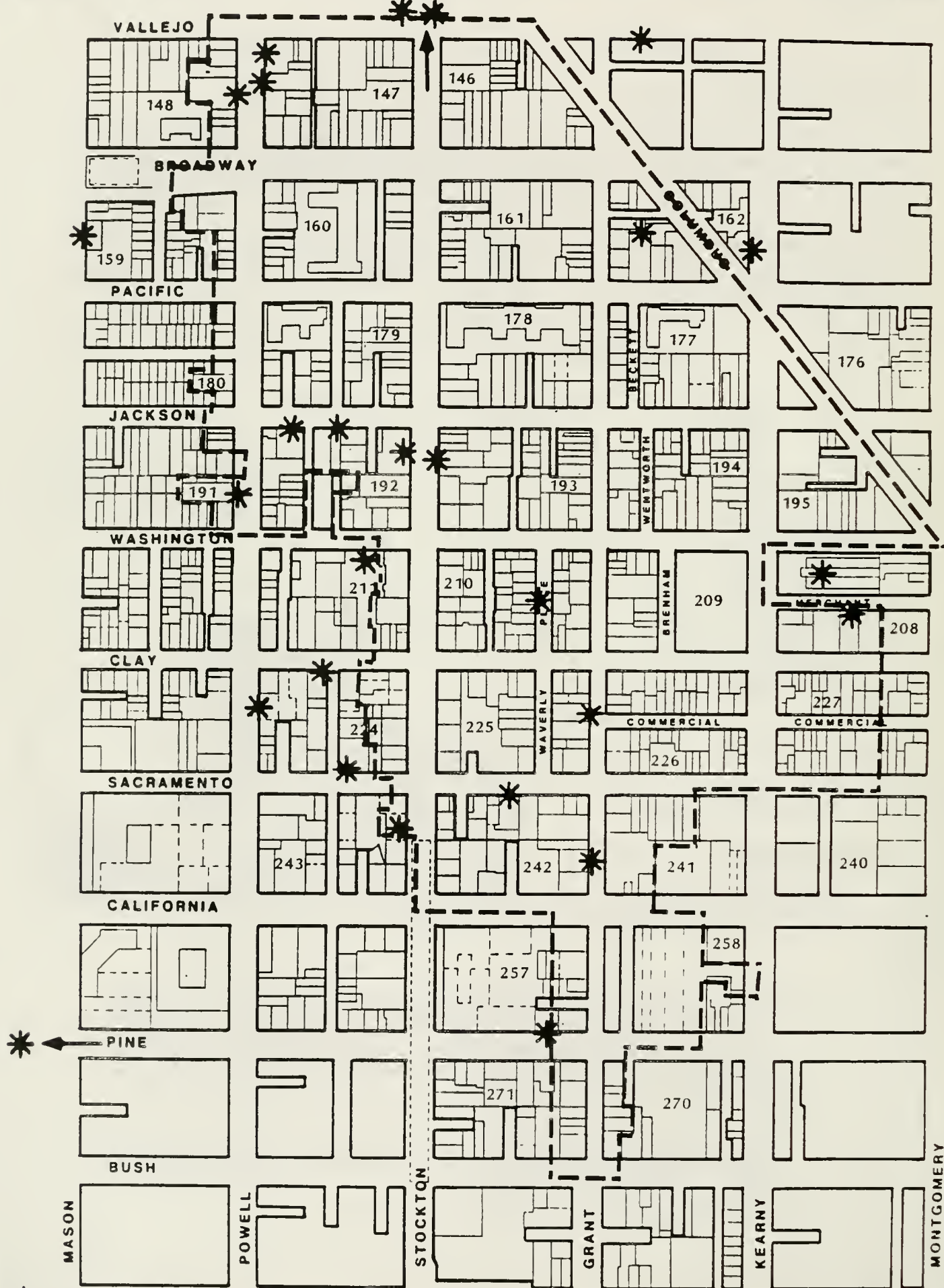
<u>Primary Client Group</u>	<u>No. of Agencies</u>	<u>Percent</u>
Elderly	5	13
Adults	10	26
Youth	2	5
Children	5	13
Immig./Refugees	1	3
All Age Groups	15	40
<hr/>		
Total	38	100%

Housing Agencies

Eleven service agencies in Chinatown either directly provide special forms of housing or provide help with housing problems.

- Chinese Community Housing Corporation (CCHC) is a non profit development firm whose purpose is to preserve and expand low income housing; CCHC owns, manages and rehabilitates buildings, including the Clayton Hotel, 1204 Mason (owns) and 523 Grant (manages).
- On Lok Senior Health Services provides housing for handicapped, frail, low income elderly.

LOCATIONS OF COMMUNITY SERVICE AGENCIES



- Salvation Army provides housing for single healthy elderly, with private bath and community kitchens.
- YWCA has a "Living Independently" program for elderly over 62. Residents may be handicapped or disabled but should be able to care for themselves. 30% of their income goes for rent.
- Presbyterian Church (Cameron House) administers Mei Lun Yuen housing for low income elderly.
- Asian Inc. administers home improvement loans which allow landlords to rehabilitate housing for HUD defined disadvantaged residents. Asian Inc. works with AND to teach residents how to make repairs themselves. They are a partner in the renovation of an old vacant hotel. They commissioned an engineering firm to study and proposed adequate bracing systems for seismically hazardous buildings.
- Asian Law Caucus works with tenants (especially those with low incomes) to secure their rights to decent housing, adequate heat, hot water and fair rents and generally seeks to preserve low cost housing.
- Asian Neighborhood Design (AND) This non profit organization provides direct services to low income seniors and families in the form of educational workshops on home safety and self help repair, housing counseling and referral, furniture loan and service exchange programs.
- Chinatown Neighborhood Improvement Resources Center is a community planning and advocacy agency concerned with the quality of life in Chinatown, including housing.
- Chinese Newcomers Service Center does housing referral.
- Self Help for the Elderly provides information, referral and educational services, also refer for emergency and long term housing placement. They are advocates for the elderly.
- Old Saint Mary's Housing Committee provides advocacy and support to tenant issues in Chinatown and throughout the city and works on reform of laws and regulations.

VI. OBSTACLES TO ADDITIONAL HOUSING IN CHINATOWN

Small Parcels of Land Owned Separately by Different Owners

A typical block in the study area may contain forty or more separate parcels of land with lot sizes as small as twenty by sixty feet. This makes it very difficult to build new housing because it is hard to assemble sites large enough to build a lot of housing. Within this pattern of small parcels, however, there is still some concentration of ownership by district and family associations and by some community agencies and churches. This kind of ownership pattern is in itself a resource, if these owners choose to be developers.

High Costs of Land

The commercial zoning of parts of Chinatown and Chinatown's proximity to downtown has also increased the land costs to \$200 a sq. ft. in some recent transactions.

Opposition to Redevelopment Techniques

The "701" study recommended several other sites besides Stockton-Sacramento for public acquisition through redevelopment. A feasibility study in the mid 70's indicated substantial community and owner opposition to further redevelopment projects in Chinatown.

Scarcity of Subsidies

After the ambitious target of 2,300 new housing units was set in the 701 study, the extent of federal and state subsidies for new multifamily construction declined substantially. Many federal housing programs were terminated.

Displacement and Relocation Problems

Destruction of existing housing and potential hardship to existing resident low income tenants is another major obstacle to new housing construction on a number of potential development sites.

Protection of Sunlight on Open Space

Such protection requires that heights of new buildings near parks be limited thus lowering the capacity of some sites for large scale housing development.

Preservation of Buildings of Architectural and Historic Merit

There is a concern that many existing buildings be preserved. The size and scale of buildings near historic buildings is a further preservation issue.

Existing Zoning Regulations

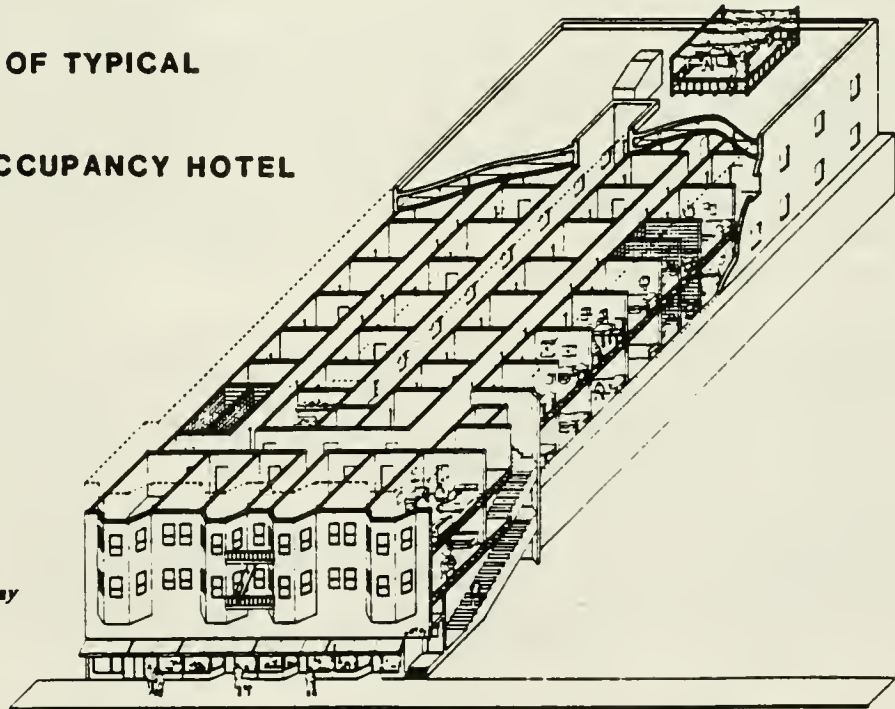
Finally C-2 (Community Business) and C-3-G (Downtown General Commercial) commercial zoning itself is an obstacle to new housing development.

- 1) It allows use of land to be completely commercial which in most cases is more profitable than housing.
- 2) It requires parking space for or residential development at 1 space per each 4 units. Such space is very hard to design on small lots. However, commercial projects are not required to provide parking.
- 3) Yard and Open Space requirements for new development which are not met in Chinatown's older housing are difficult to satisfy on small sites and in high density developments.

REHABILITATION OF TYPICAL

SINGLE ROOM OCCUPANCY HOTEL

*Housing Designs for
Chinese Elderly, cutaway
view*



Sketch From "THE AFFORDABLE HOUSING BOOK"

Office of Appropriate Technology State of California

VII. WAYS TO OVERCOME THE OBSTACLES TO HOUSING

The following actions and policies are suggested as possible means to overcome the identified obstacles.

Existing Owners Should Act as Developers

There is a great opportunity for leadership by family and district associations, churches and services agencies in development of their properties.

Pressure on Land Values Should be Reduced

Some of the speculative pressure can be removed through new land use regulations that could limit downtown development encroachment into Chinatown.

The Potential Benefits of Public Acquisition as Part of the Housing Development Process Should be Re Examined

There should be identification of potential projects where redevelopment techniques could be acceptable to the community and to the owners. There should also be analysis of city acquisition of selected sites to be used for public facilities projects (parking, recreation, etc) which have potential for air rights or joint development for housing.

There Should Be Effective Use of Existing Housing Programs in Chinatown

The City itself has begun to substitute local resources for gaps in the federal programs. The mortgage revenue bond program provides source of below market loans for new housing. The City's Office Housing Production Program which requires a certain number of units to be produced or rehabilitated when office projects over 50,000 square feet are built is another potential resource for Chinatown. It is also important to continue political pressure and lobbying efforts by city, housing agencies and the public in Sacramento and Washington for needed housing programs.

There Should be Analysis of How to Preserve Historic Buildings While Expanding Housing Use

Careful, sensitive additions or modifications of some preservation sites could expend housing use and amenity while preserving architectural and historic merit.

There Should be Some Changes in the Zoning Regulations

1. Creation of housing requirements as well as incentives for production of housing in the new zoning.
2. Creation of alternative ways to meet residential parking and open space requirements on small sites.
3. Creation of incentives for assembly of sites.
4. Protective measures, such as requirement of conditional use approval by the Planning Commission, for removal of existing housing.

Mixed Use Design Concepts

Housing in Chinatown will be preserved and increased through a combination of rehabilitation and new development. Rehabilitation work will probably continue to outpace new construction by at least 2:1, as it has in the last decade. New construction opportunities generally fall into three categories based on their size. (1) private development of single lots without buildings or with one story existing development; (2) private development of several combined lots; (3) public and private development of a block or substantial portion of a block.

Single Lot Development

The first category involves placing the maximum number of residential units on an individual lot. However, the numbers of units to be produced from such sites is relatively small. In many cases, commercial uses would be encouraged on the ground floor. Fitting both parking and commercial uses at ground level is usually impossible. Various adjustments in zoning regulations would also be required to increase the feasibility of this form of small scale development.

Combination of Several Lots

Combined lot development presents better opportunities for mixed use development than small individual lots because there is more space to work with. In some cases single owners own several adjacent properties thus facilitating such development. A major design issue in combined lot development is to avoid massiveness in appearance. Such massiveness conflicts with the quality and scale of surrounding development. Existing zoning regulations have some features which discourage the creation of housing in combined lot projects of less than 22,000 sq. ft. in lot area. When a site is over 22,000 sq. ft. it may be rezoned to a more flexible "Planned Unit Development" zoning classification.

Large Scale Development

The final example of large scale development with a combination of public and private funding is most difficult because of its complexity. As noted at the last community forum, such projects as Mei Lun often take a decade to construct. Probably there are only a few blocks in Chinatown where such combined development could occur. Block 195, which contained the International Hotel, is one potential site. At the February Forum, the City owned Mission Bartlett Parking Garage was described. This project has three levels of housing above the parking and involved a combination of City, Block Grant and other HUD funding. Use of "air rights" over other public uses might make projects of this type possible for Chinatown.

QUESTIONS FOR DISCUSSION

George Jung suggested at the last forum, "If we can clarify our goals, we can make a better plan. The community should say what it wants to see..."

- 1) What are some new and realistic goals for the preservation and rehabilitation of existing housing and construction of new housing in Chinatown?
- 2) What forms of housing and mixed use development are best for Chinatown?
- 3) What should the mix between housing and commercial activities be in new developments?
- 4) What changes in zoning regulations can most encourage housing?

APPENDICES

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
146	05	636 Broadway	10
146	07	660 Broadway	9
146	08	672 Broadway	14
146	11	686 Broadway	43
146	30	301 - 301½ Columbus	46
146	27	331 Columbus	12
146	01	354 Columbus	61
146	25	371 Columbus	27
146	12	1316 Stockton	29
146	15	1334 Stockton	79
146	16	1350 Stockton	100
147	05	700 Broadway	6
147	08A	730 Broadway	16
147	08B	740 Broadway	59
147	11	754 Broadway	51
147	15	1450 Powell	N-10
147	15A	1466 Powell	83
147	04	1323 Stockton	20
147	03	1331 Stockton	182
147	02	1351 Stockton	54
147	01	705 Vallejo	40
148	31	1449 Powell	17

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
160	01	705 - 711 Broadway	35
160	18	781 - 785 Broadway	3
160	06	822 - 856 Pacific	3
160	17	1362 Powell	25
161	01	615 Broadway	59
161	35	637 Broadway	45
161	31	673 Broadway	14
161	29	691 Broadway	30
161	13	752 Pacific	38
161	19	1208 Stockton	13
162	25	517 Broadway	26
162	24	527 Broadway	17
162	05	237 Columbus	31
162	13	1134 Grant	20
162	16	1150 Grant	12
162	06	630 Pacific	18
162	08	644 Pacific	28
162	09	656 Pacific	35
176	10	112 Columbus	113
176	09	526 Jackson	27
177	21	26 Beckett	7
177	03	608 Jackson	6

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
177	02	610 Jackson	8
177	04	616 Jackson	8
177	05	624 Jackson	12
177	02	901 - 931 Kearny	42
177	01	935 - 951 Kearny	128
178	03	706 Jackson	83
179	13	840 Jackson	20
179	42	1137 Stockton	23
179	02	1151 - 1153 Stockton	12
192	10	1104 Powell	N-6
192	03	1017 Stockton	14
192	05	940 Washington	29
193	09	915 A Grant	14
193	07	933 Grant	50
193	21A	45 Ross Alley	28
193	21	1044 Stockton	10
193	22	1060 - 1064 Stockton	12
193	24	1028 - 1214 Stockton	13
193	17	858 Washington	170
193	18	874 Washington	115

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
194	29	21 Cooper Alley	15
194	33	617 Jackson	8
194	32	629 Jackson	9
194	03	833 Kearny	44
194	23	24 Wentworth	21
195	05	37 Columbus	71
195	16	57 - 67 Columbus	11
208	08	640 Clay	119
208	10	668 Clay	110
208	11	706 Kearny	36
208	12	712 Kearny	18
209	04	828 Grant	40
209	11	735 Washington	20
210	06	808 Clay	7
210	11	854 Clay	N-16
210	12	870 Clay	36
210	01	861 Grant	8
210	15	35 Spofford	7
210	21	39 Spofford	40
210	10	04 Spofford	12
210	23	32 Spofford	3
210	23	34 Spofford	8

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
210	25	48 Spofford	7
210	45	44 Spofford	9
210	38	124 Waverly	26
211	05	910 Clay	N-6
211	06	920 Clay	12
224	32	937 Clay	68
224	05	809 Stockton	24
225	31	815 Clay	14
225	30	817 Clay	9
225	19	857 Clay	51
225	17	856 Stockton	58
225	25	29 Waverly	13
225	23	41 Waverly	20
226	47	721 Clay	10
226	43	755 Clay	10
226	42	761 Clay	12
226	41	777 Clay	30
226	18	710 Grant	70
226	01	649 Kearny	19
227	47	621 Clay	20
227	44	647 Clay	18

LIST OF RESIDENTIAL HOTELS

BLOCK	LOT	ADDRESS	#
227	43	657 Clay	N-88
227	42	661 - 665 Clay	22
227	23	668 Commercial	85
227	15	666 Sacramento	18
241	15	654 Grant	20
242	27	855 Sacramento	N-47
243	17	800 Powell	N-15
257	03	523 Grant	N-12
		Total	3842
		(N) = Non-Profit	

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
146	03	616 Broadway	3
146	10	678 Broadway	3
146	13	310 Broadway	79
146	26	353 - 355 Columbus	6
146	14	1326 Stockton	8
146	24	02 Tracy Place	3
147	09	744 Broadway	3
147	14	1422	7
147	15	1450 Powell	10
147	27	723 Vallejo	4
147	27	725 Vallejo	4
148	07	1401 Powell	4
148	28	801 Vallejo	7
159	37	837 Broadway	5
159	01	805 Powell	14
159	02	1339 Powell	4
159	03	1329 Powell	6
159	04	1323 Powell	6
160	29	822 - 856 Pacific	194
160	12	1308 Powell	13
160	14	1316, 1318 Powell	2

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
161	05	1109 Grant	11
161	03	1125 Grant	5
161	02	1133 Grant	9
161	06	714 Pacific	4
161	07	716 Pacific	10
161	07	722 Pacific	4
161	18	1206 Stockton	10
162	17	277 - 279 Columbus	4
177	19	04 Beckett	12
177	20	20 Beckett	12
177	19	10 Beckett	10
177	07	644 Jackson	10
177	08	654 Jackson	5
177	10	666 Jackson	4
177	22	655 Pacific	57
178	02	1027 Grant	8
178	04	722 Jackson	8
178	05	726 Jackson	8
178	06	730 Jackson	12
178	07	742 Jackson	8
178	08	748 Jackson	13
178	09	758 Jackson	10
178	10	770 Jackson	14

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
178	11	786 Jackson	2
178	01	711 - 759 Pacific	117
178	11	1104 Stockton	12
178	13	1116 Stockton	6
179	12	826 Jackson	16
179	14	852 Jackson	19
179	15	866 Jackson	21
179	40	821 Jackson	1
179	21	836 - 895 Pacific	60
179	17	1208 Powell	6
179	18	1220 - 1224 Powell	5
179	08	1115 - 1121 Stockton	11
179	07	1123 Stockton	4
179	06	1129 - 1133 Stockton	4
179	41	1141 Stockton	5
179	32	111 Trenton	3
179	31	117 Trenton	4
179	30	125 Trenton	4
179	33	120 Trenton	12
179	34	130 Trenton	3
179	35	132 Trenton	6
179	36	138 Trenton	5
180	03	1231 Powell	7

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
191	01	900 Jackson	17
191	06	1105 Powell	5
192	39	821 Jackson	4
192	11	1106 Powell	1
192	12	114, 1116, 1118 Powell	3
192	13	1122 Powell	6
192	43	1164 Powell	3
192	02	1019 Stockton	30
192	27	15 Stone	3
192	26	21 Stone	18
192	24	33 Stone	4
192	25	27 - 29 Stone	2
192	24	33 - 39 Stone	4
192	07	962 Washington	3
192	08	966 Washington	5
192	08	968 Washington	6
192	09	976 Washington	4
193	26	757 Jackson	18
193	25	767 Jackson	12
193	27	101 Ross Alley	6
193	27	121 Ross Alley	4
193	20	20 Ross Alley	3
193	29	22 Ross Alley	3
193	29	24 Ross Alley	2

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
193	33	58 Ross Alley	3
193	34	27 St. Louie Alley	12
193	35	26 St. Louie Alley	1
193	19	1020 Stockton	30
193	20	1034 Stockton	15
193	21	1044 Stockton	16
193	12	814 Washington	2
193	16	824 Washington	6
194	12	912 Grant	16
194	13	924 Grant	8
194	34	605½ Jackson	4
194	31	637 Jackson	12
194	02	847 - 849 Kearny	3
194	07	730 Washington	23
194	22	17 Wentworth	2
194	21	19 - 21 Wentworth	3
194	25	40 Wentworth	8
194	26	60 Wentworth	5
195	12	49 - 53 Columbus	20
195	15	531 A Jackson	3
195	14	533 Jackson	3
195	06	636 Washington	6

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
209	14	21 Brenham Place	6
209	03	812 Grant	20
210	05	802 Clay	12
210	09	820 Clay	7
210	04	823 Grant	21
210	25 - 96	946 Stockton	72
210	18	869 Washington	2
210	37	112 Waverly	2
210	37	116 Waverly	9
211	15	1000 Powell	47
211	17	1016, 1018, 1020 Powell	3
211	28 - 30	1022 Powell	5
211	19	1024 - 1034 Powell	6
211	20	1040 Powell	4
211	21	1042, 1046 Powell	2
211	22	1060 Powell	25
211	04	907 Stockton	7
211	01	933 Stockton	15
224	31	240 - 242 Joice	2
224	25	243 Joice	2
224	34 - 75	10 Miller	42
224	01	30 Miller	14
224	13	900 Powell	14

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
224	14	912 Powell	9
224	15	920 Powell	8
224	16	926 Powell	15
224	19	952 Powell	17
224	06	906 Sacramento	10
224	07	918 Sacramento	9
224	09	956 Sacramento	24
224	04	841 Stockton	10
225	21	841 Clay	6
225	20	845 Clay	5
225	20	847 Clay	24
225		847 Sacramento	20
225	13	804 Stockton	12
225	16	830 Stockton	14
225	24	37 Waverly	3
225	24	39 Waverly	5
225	07	12 Waverly	8
225	07	16½ Waverly	3
225	29	18 Waverly	5
225	29	20 Waverly	4
226	47	751 Clay	4
226	26	715 Commercial	1
226	25	731 Commercial	5
226	23	761 Commercial	5

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	#
226	23	761 Commercial	6
226	30	732 Commercial	9
226	31	736 Commercial	3
226	31	740 Commercial	1
226	32	742 Commercial	5
226	33	748 Commercial	3
226	34	754 Commercial	4
226	34	756 Commercial	6
226	40	750 Grant	9
226	09	706 Sacramento	2
226	09	710 Sacramento	6
226	12	734 Sacramento	4
226	14	746 Sacramento	20
226	14	750 Sacramento	8
226	14	762 Sacramento	12
226	49	766 Sacramento	6
226	49	768 Sacramento	6
227	26	671 Commercial	4
227	25	673 Commercial	1
227	32	674 Commercial	3
227	33	668 Commercial	85
241	11	660 California	14
241	17	721 Sacramento	8

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	+
241	17	769 Sacramento	8
241	16A	773 Sacramento	4
241	16	775 Sacramento	6
241	16	777 Sacramento	6
242	22	04 Brooklyn Place	11
242	23	10 Brooklyn	9
242	13	770 California	53
242	14	790 California	27
242	28	831 Sacramento	28
242	30	875 Sacramento	17
242	25	883 Sacramento	2
242	16	730 Stockton	18
242	17	738 Stockton	12
242	18	752 Stockton	18
242	20	760 Stockton	8
243	08	814 California	21
243	56	840 California	29
243	101 / 107	120 Joice	7
243	26	123 Joice	5
243	55	830 Powell	7
243	38 / 52	840 Powell	15
243	59 - 78	850 Powell	39
243	24	929 Sacramento	7
243		Sacramento (Mei Lun Yuen)	187

LIST OF APARTMENTS

BLOCK	LOT	ADDRESS	+
256	29	845 California	58
257	02	545 Grant	16
257	07	20 Vinton	4
258	14	512 Grant	6
270	16	450 Grant	5
		TOTAL	2756

LIST OF AGENCIES

BLOCK	LOT	ADDRESS	CONTACT	PHONE
147	15A	AMERICAN COOKS SCHOOL 1450 Powell Street San Francisco Ca. 94133	SAM LOUIE	982-3719
* 666	29	ASIAN INC. 1670 Pine Street San Francisco Ca. 94109	HAROLD YEE	982-5910
225	03	ASIAN LAW CAUCUS 36 Waverly Place San Francisco Ca. 94108	PEGGY SAIKA	391-1655
** 145	33	ASIAN NEIGHBORHOOD DESIGN 576 Vallejo Street San Francisco Ca. 94133	MAURICE MILLER	982-2756
** 224	08	CAMERON HOUSE SOCIAL SERVICE UNIT 920 Sacramento Street San Francisco Ca. 94108	DR. ERNEST WU	781-0401
** 162	03	CHINATOWN CHILD DEVELOPMENT CENTER 1007 Kearny Street San Francisco Ca. 94133	SAI-LING CHAN-SEW	433-2910
242	55	CHINATOWN COALITION FOR BETTER HOUSING 615 Grant Avenue 2/Floor San Francisco Ca. 94108	EVA CHENG	391-4133
242	55	CHINATOWN COMMUNITY CARE CENTER 615 Grant Avenue 3/Floor San Francisco Ca. 94108	LUCIA TRANS	433-0160
** 224	78	CHINATOWN COMMUNITY CHILDREN'S CENTER 979 Clay Street San Francisco Ca. 94108	ANN ZOCHRANE	986-2528

LIST OF AGENCIES

BLOCK	LOT	ADDRESS	CONTACT	PHONE
242	55	CHINATOWN NEIGHBORHOOD IMPROVEMENT RESOURCES CENTER	GORDON CHIN	391-4133
		CHINESE COMMUNITY HOUSING CORP. 615 Grant Avenue 2/Floor San Francisco Ca. 94108	GORDON CHIN	981-8645
242	55	CHINATOWN RESOURCES DEVELOPMENT CENTER 615 Grant Avenue 4/Floor San Francisco Ca. 94108	CHUI LIM TSANG	391-7583
193	<u>21</u>	CHINESE AMERICAN CITIZENS 1044 Stockton Street San Francisco Ca. 94108	GEORGE SUEY	982-4618
* 208	24	CHINESE CULTURE CENTER 750 Kearny Street San Francisco Ca. 94108	LUCY LIM	986-1822
208	09	CHINESE EDUCATION CENTER 657 Merchant Street San Francisco Ca. 94111	CAROLYN HEE	982-9550
210	33	CHINESE FOR AFFIRMATIVE ACTION 121 Waverly Place San Francisco Ca. 94108	HENRY DER	398-8212
162	09	CHINESE HISTORICAL SOCIETY 17 Adler Street San Francisco Ca. 94133	VIOLET CHU	391-1188
192	41	CHINESE HOSPITAL 845 Jackson Street San Francisco Ca. 94133	DAN RICHARDI	982-2400
243	58	CHINESE NEWCOMERS SERVICE CENTER 777 Stockton Street San Francisco Ca. 94108	PO WONG	421-0943

LIST OF AGENCIES

BLOCK	LOT	ADDRESS	CONTACT	PHONE
225	03	CHINESE PROGRESSIVE ASSOCIATION 737 A Grant Avenue San Francisco Ca. 94108	PAM TAU	956-9055
243	58	COMMUNITY EDUCATION SERVICES 777 Stockton Street #108 San Francisco Ca. 94108	THERESA LOOK	982-0615
** 211	07	COMMODORE STOCKTON CHILDREN'S CENTER 949 Washington Street San Francisco Ca. 94108	HELEN F. ENG	982-0398
192	01	ECONOMIC OPPORTUNITY COUNCIL CHINATOWN OFFICE 1074 Stockton Street San Francisco Ca. 94108	KEN JOE	391-5305
** 159	45	HEALTH CENTER #4 1490 Mason Street San Francisco Ca. 94133	MARY WONG	558-3158
192	19	KAI MING HEADSTART 865 Jackson Street San Francisco Ca. 94133	BRENDAN LEUNG	982-4570
191	04	LIBRARY - CHINATOWN BRANCH 1135 Powell Street San Francisco Ca. 94108	ELISE WONG	989-6770
257	12	MANILATOWN SENIOR CITIZEN CENTER 640 Pine Street San Francisco Ca. 94108	AL ROBLES	982-9171
* 116	23	NORTH EAST COMMUNITY MENTAL HEALTH SERVICES CHINATOWN TEAM 1548 Stockton Street San Francisco Ca. 94133	WILMA LOUIE	398-0981

LIST OF AGENCIES

BLOCK	LOT	ADDRESS	CONTACT	PHONE
* 116	20	NORTH EAST MEDICAL SERVICES 1520 Stockton Street San Francisco Ca. 94133	SOPHIE WONG	391-9686
148	02	ON LOK SENIOR HEALTH SERVICES 1441 Powell Street San Francisco Ca. 94133	MARIE ANSAK	989-2578
147	15	SALVATION ARMY 1450 Powell Street San Francisco Ca. 94133	MAJOR CHECK YEE	781-7360
257	12	SELF HELP FOR THE ELDERLY 640 Pine Street San Francisco Ca. 94108	ANNI CHUNG	982-9171
257	12	SENIOR ESCORT OUTREACH PROGRAM 640 Pine Street San Francisco Ca. 94108	LOUELLA LEON	391-5686
243	58	WU YEE RESOURCE / REFERRAL CENTER 777 Stockton Street #202 San Francisco Ca. 94108	BERNICE LEE	391-8993
242	27	WU YEE LOK YUEN - CHILDREN CENTER 855 Sacramento Street San Francisco Ca. 94108	BERNICE LEE	781-7535
* 673	06	YOUTH FOR CHINATOWN ELDERLY 1550 Sutter Street San Francisco Ca. 94109	ANN LEE	766-1500 X-260
242	27	YMCA - CHINATOWN 855 Sacramento Street San Francisco Ca. 94108	ALAN WONG	397-6883

LIST OF AGENCIES

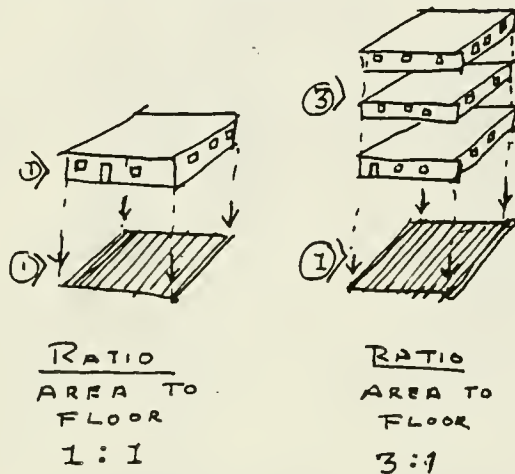
BLOCK	LOT	ADDRESS	CONTACT	PHONE
** 224	79	<p>YWCA - CHINATOWN 965 Clay Street San Francisco Ca. 94108</p> <p>(*) LOCATED OUTSIDE THE BOUNDARY OF MAP 4 Pg.13</p> <p>(**) LOCATED OUTSIDE THE STUDY AREA</p>	TERESA WU	397-6883

< ZONING TERMS >

ZONING TERMS

FLOOR AREA RATIO (F.A.R.)

Concept: A way to look at the intensity of use of a commercial site. F.A.R. regulates the ratio of space (square feet of floor area) in a building in relation to the size of the lot.



Examples in Chinatown Core :

If the F.A.R. is 10, and the building covers all of a 5,000 sq. ft. lot, and the floors are 12 feet apart, the maximum floor area of the building would be 50,000 sq. ft. and its height would be 120 feet.

If the F.A.R. is 3.6, and the building covers all of a 5,000 sq. ft. lot, and the floors are 12 feet apart, the maximum floor area of the building would be 18,000 sq. ft. and its height would be 36 ft.

F.A.R. for C-3-G District

Now 10, Downtown Plan
would lower to 8

F.A.R. for C-2 District

Now 3.6 as a base, but 10 if
near C-3; 12.5 if near C-3 and
on a corner lot

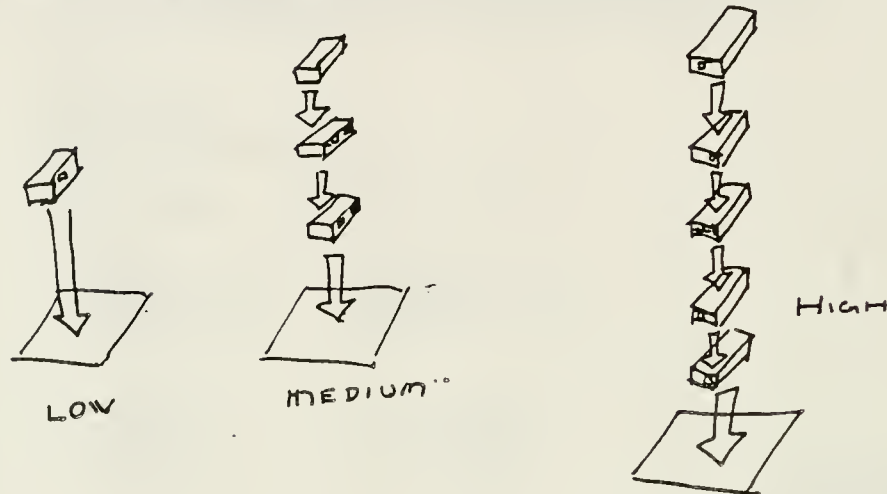
Problems

Existing height limits and F.A.R.s are not consistent in Chinatown. Sometimes (for example on Grant Ave) F.A.R. would permit a large building but height limits would not. In other cases, where there is a 160 ft. height limit, the F.A.R. allows a smaller building than the height limits. In the C-2 zone F.A.R. depends on how close a lot is to the C-3 downtown zones, or whether the lot is on a corner.

ZONING TERMS

DENSITY

Concept: regulates the number of residential units in relation to the area of a lot.



Examples in Chinatown Core: (assuming a 5,000 sq. ft. lot)

Dwellings

C-3-G = 40 units (1 per 125 sq. ft. of lot area)

C-2 near RM-4 = 25 units; 31 units if units are 500 sq. ft. or less (adds 25%) (1 per 200 sq. ft. of lot area and 25% bonus for small units)

If for senior citizens = 50 units (senior housing double density in C-2)

Group Housing

C-2 near RM-4 = 71 units

C-3-G = 71 units

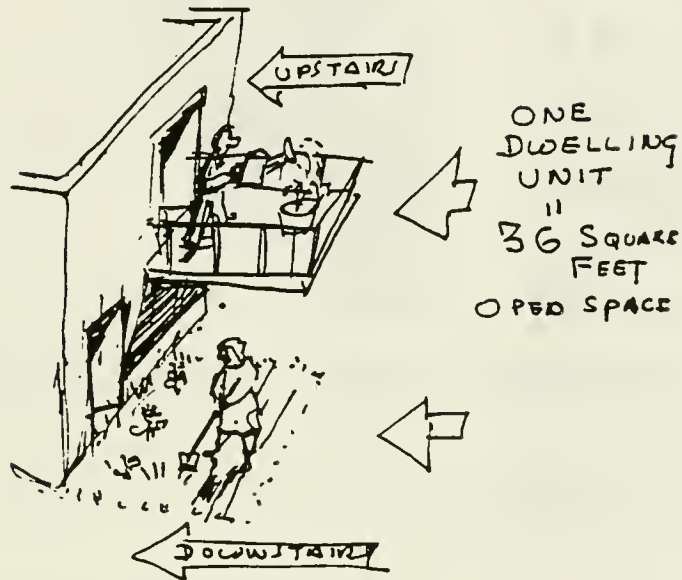
Problem:

Density standards penalize smaller units (sponsor can get a larger building and more total rent revenue if larger size units are built). 40 units at 500 sq. ft. each = 20,000 sq. ft. of housing. 40 units at 1,000 sq. ft. each = 40,000 sq. ft. of housing (and more expensive units)

ZONING TERMS

OPEN SPACE

Concept: to provide outdoor areas for dwelling units



Examples:

25% of the total depth of a lot is required to be a rear yard beginning at the first level of residential use.

36 sq. ft. of private open space is required for each new dwelling unit (RM-4 as applied to C-2, C-3). Private open space (including balconies) must have minimum dimension of 6 ft.

Problems:

Rear yards may not be the best place for open space.

The six foot minimum dimension may make some open space solutions impractical.

Commercial projects are not now required to have open space - thus housing developments have to be smaller (cover less of the lot) than commercial developments.

OFF STREET PARKING

Concept: provide off-street storage space for private vehicles.



Examples in
Chinatown Core:

No parking required for commercial development in C-3 districts.

No parking required for commercial development in C-2 district if site not larger than 20,000 sq. ft. (Washington Broadway Special Use District)

1 space per 4 units required for residences in core; 1 space per 20 units if housing for seniors or handicapped; 1 space for each 3 bedrooms or 6 beds of group housing.

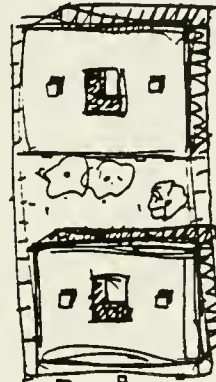
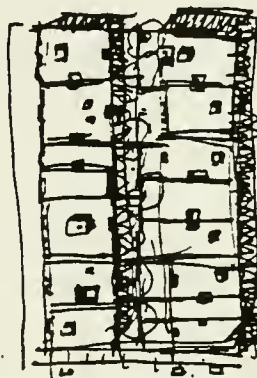
Problem:

Space requirements for parking penalizes residential development. Many non-drivers live in Chinatown.

PLANNED UNIT DEVELOPMENT

Concept: allow modification of some Planning Code Requirements, such as rear yards, setbacks and off street parking on large sites of 1/2 acre or more to achieve better overall design.

NORMAL
NON-
PUD
↑
CHOPPED UP
OPEN SPACE



PUD
↑
FLEXIBLE USE OF
OPEN SPACE

Problem:

Planning Code standard too severe for Chinatown because half acre sites are rare.

304. PLANNED UNIT DEVELOPMENTS. The City Planning Commission may authorize as conditional uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this section. After review of any proposed development, the City Planning Commission may authorize such development as submitted or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

(a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.

(b) **Nature of site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

(c) **Application and plans.** The application must describe the proposed development in detail, and must be accompanied by an over-all development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.

(d) **Criteria and limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

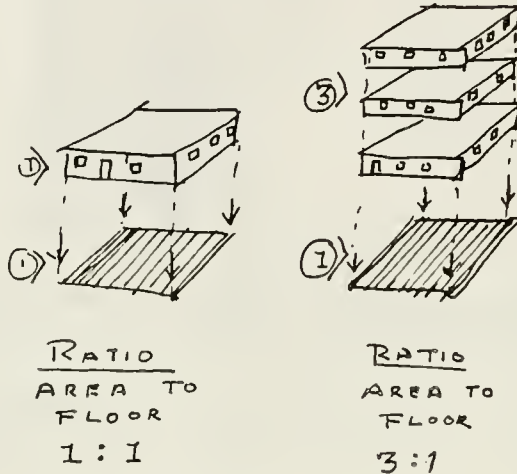
1. Affirmatively promote applicable objectives and policies of the Master Plan;
2. Provide off-street parking adequate for the occupancy proposed;
3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
5. In R districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for RC districts under this Code; and
6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

(Amended Ord. 443-78, Approved 10/6/78)

ZONING TERMS

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If the F.A.R. is 3.6, and the building covers all of a 5,000 sq. ft. lot, and the floors are 12 feet apart, the maximum floor area of the building would be 18,000 sq. ft. and its height would be 36 ft.

F.A.R. for C-3-G District

Now 10, Downtown Plan
would lower to 8

F.A.R. for C-2 District

Now 3.6 as a base, but 10 if
near C-3; 12.5 if near C-3 and
on a corner lot

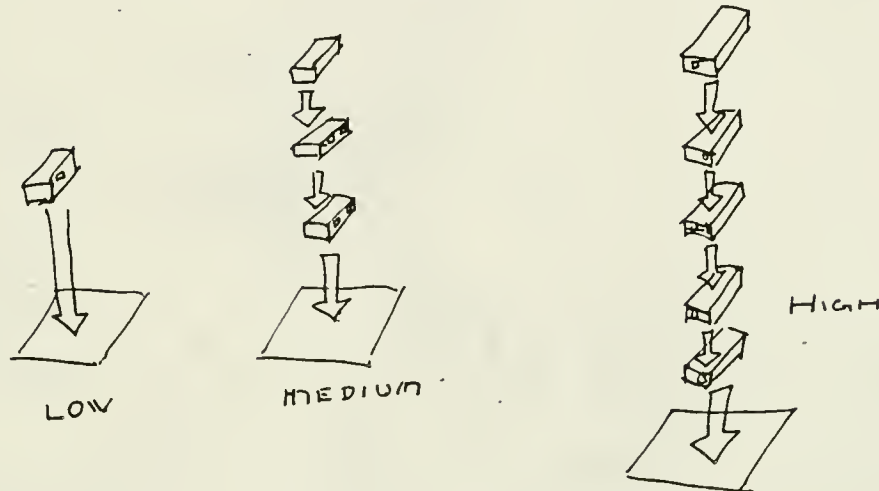
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ZONING TERMS

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C-3-G = 71 units

Problem:

Density standards penalize smaller units (sponsor can get a larger building and more total rent revenue if larger size units are built). 40 units at 500 sq. ft. each = 20,000 sq. ft. of housing. 40 units at 1,000 sq. ft. each = 40,000 sq. ft. of housing (and more expensive units)

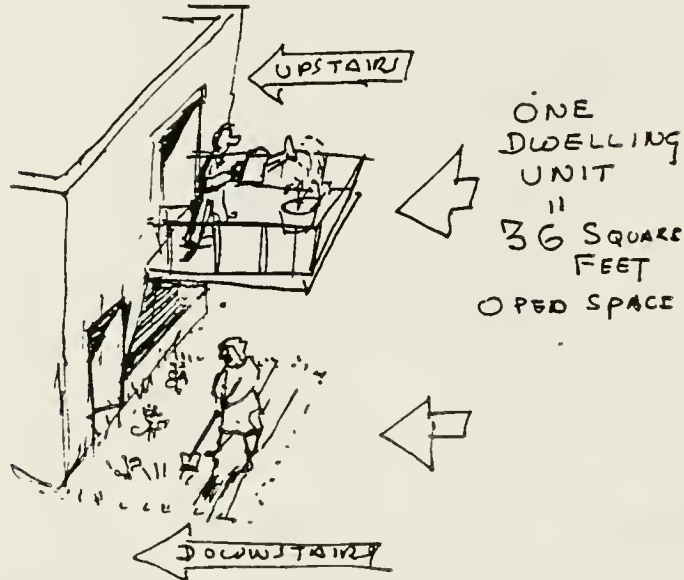


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ZONING TERMS

OPEN SPACE

Concept: to provide outdoor areas for dwelling units

Examples:

25% of the total depth of a lot is required to be a rear yard beginning at the first level of residential use.

36 sq. ft. of private open space is required for each new dwelling unit (RM-4 as applied to C-2, C-3). Private open space (including balconies) must have minimum dimension of 6 ft.

Problems:

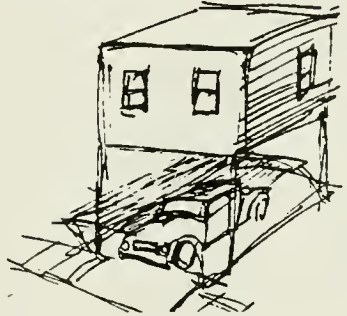
Rear yards may not be the best place for open space.

The six foot minimum dimension may make some open space solutions impractical.

Commercial projects are not now required to have open space - thus housing developments have to be smaller (cover less of the lot) than commercial developments.

OFF STREET PARKING

Concept: provide off-street storage space for private vehicles.



Examples in
Chinatown Core:

No parking required for commercial development in C-3 districts.

No parking required for commercial development in C-2 district if site not larger than 20,000 sq. ft. (Washington Broadway Special Use District)

1 space per 4 units required for residences in core; 1 space per 20 units if housing for seniors or handicapped; 1 space for each 3 bedrooms or 6 beds of group housing.

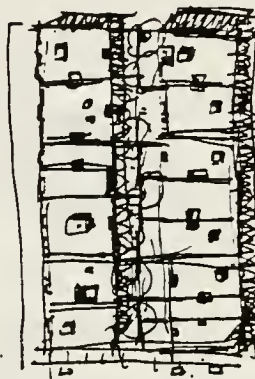
Problem:

Space requirements for parking penalizes residential development. Many non-drivers live in Chinatown.

PLANNED UNIT DEVELOPMENT

Concept: allow modification of some Planning Code Requirements, such as rear yards, setbacks and off street parking on large sites of 1/2 acre or more to achieve better overall design.

NORMAL
NON-
PUD
↑
CHOPPED UP
OPEN SPACE



PUD
↑
FLEXIBLE USE OF
OPEN SPACE

Problem:

Planning Code standard too severe for Chinatown because half acre sites are rare.

SEC. 304. PLANNED UNIT DEVELOPMENTS. The City Planning Commission may authorize as conditional uses, in accordance with the provisions of Section 303, Planned Unit Developments subject to the further requirements and procedures of this section. After review of any proposed development, the City Planning Commission may authorize such development as submitted or may modify, alter, adjust or amend the plan before authorization, and in authorizing it may prescribe other conditions as provided in Section 303(d). The development as authorized shall be subject to all conditions so imposed and shall be excepted from other provisions of this Code only to the extent specified in the authorization.

(a) **Objectives.** The procedures for Planned Unit Developments are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the city as a whole. In cases of outstanding over-all design, complementary to the design and values of the surrounding area, such a project may merit a well reasoned modification of certain of the provisions contained elsewhere in this Code.

(b) **Nature of site.** The tract or parcel of land involved must be either in one ownership, or the subject of an application filed jointly by the owners of all the property included or by the Redevelopment Agency of the City. It must constitute all or part of a Redevelopment Project Area, or if not must include an area of not less than 1/2 acre, exclusive of streets, alleys and other public property that will remain undeveloped.

(c) **Application and plans.** The application must describe the proposed development in detail, and must be accompanied by a over-all development plan showing, among other things, the use or uses, dimensions and locations of structures, parking spaces, and areas, if any, to be reserved for streets, open spaces and other public purposes. The application must include such pertinent information as may be necessary to a determination that the objectives of this section are met, and that the proposed development warrants the modification of provisions otherwise applicable under this Code.

(d) **Criteria and limitations.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

1. Affirmatively promote applicable objectives and policies of the Master Plan;

2. Provide off-street parking adequate for the occupancy proposed;

3. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

4. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

5. In R districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for RC districts under this Code; and

6. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

(Amended Ord. 443-78, Approved 10/6/78)

